



The **Arlington Urban Design Center** (AUDC) was established in July 2009 to create public awareness about the importance of sustainable urban design, and its impact on quality of life, the environment, and economic investment. The City of Arlington Community Development and Planning Department collaborated with the University of Texas at Arlington's School of Urban and Public Affairs and the School of Architecture to create a unique studio staffed with six graduate students studying architecture, landscape architecture, and urban planning. Directed by City employees, the AUDC strives to provide high-quality urban design solutions at no cost to its clients. Between July 2009 and July 2011, the AUDC completed more than 70 projects, including business façade improvements, site plans, streetscape improvements, neighborhood plans, landscaping concepts, and visual renderings.

AUDC

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- Arlington Convention Center



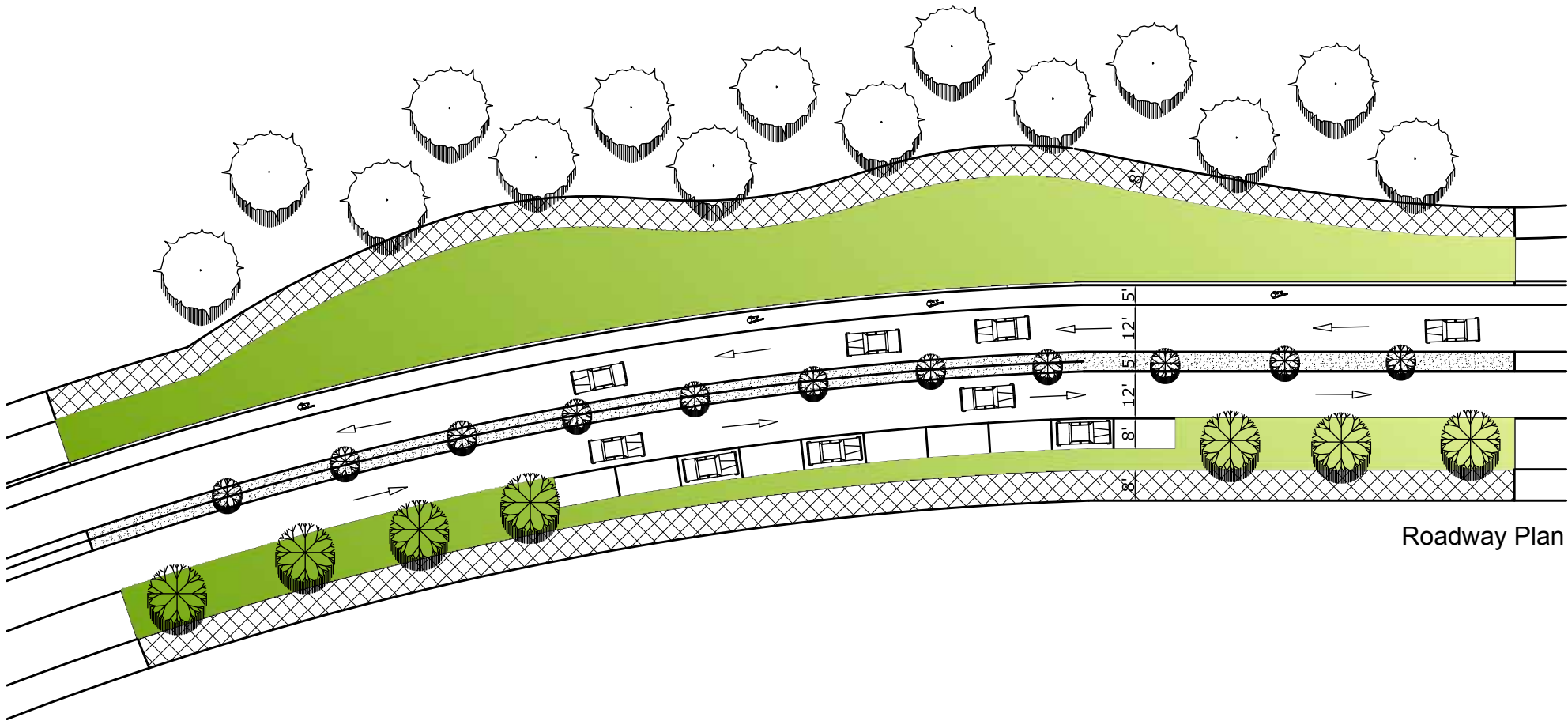
LAKE ARLINGTON MASTER PLAN

WESTERN SHORE DEVELOPMENT STUDY

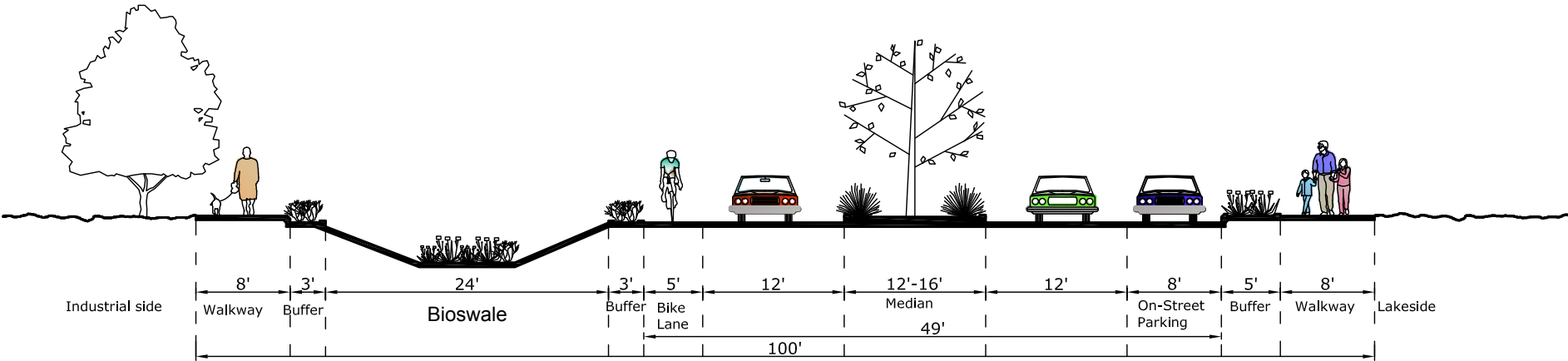
The City of Arlington Water Utilities Department recently led a major planning effort to create the Lake Arlington Master Plan, which will be used as a short and long-term planning tool to protect the city's water quality, protect the city's water supply, optimize recreational opportunities, and identify impacts of future development. The Master Plan explores development opportunities around the lake. As part of the planning effort, the AUDC conducted a study of development opportunities and roadway design options on the western shore of the lake. The AUDC researched stormwater runoff, the use of bioswales to control runoff, and conservation areas to protect habitats near the lake. The study resulted in recommendations by the AUDC for a combination of low-intensity conservation/recreation development areas with a small area of destination development. A roadway design, incorporating a 24' bioswale to protect from runoff, was included in the study. These recommendations made their way into the final draft of Lake Arlington Master Plan, which was adopted in April 2011.



Existing Conditions



Roadway Plan



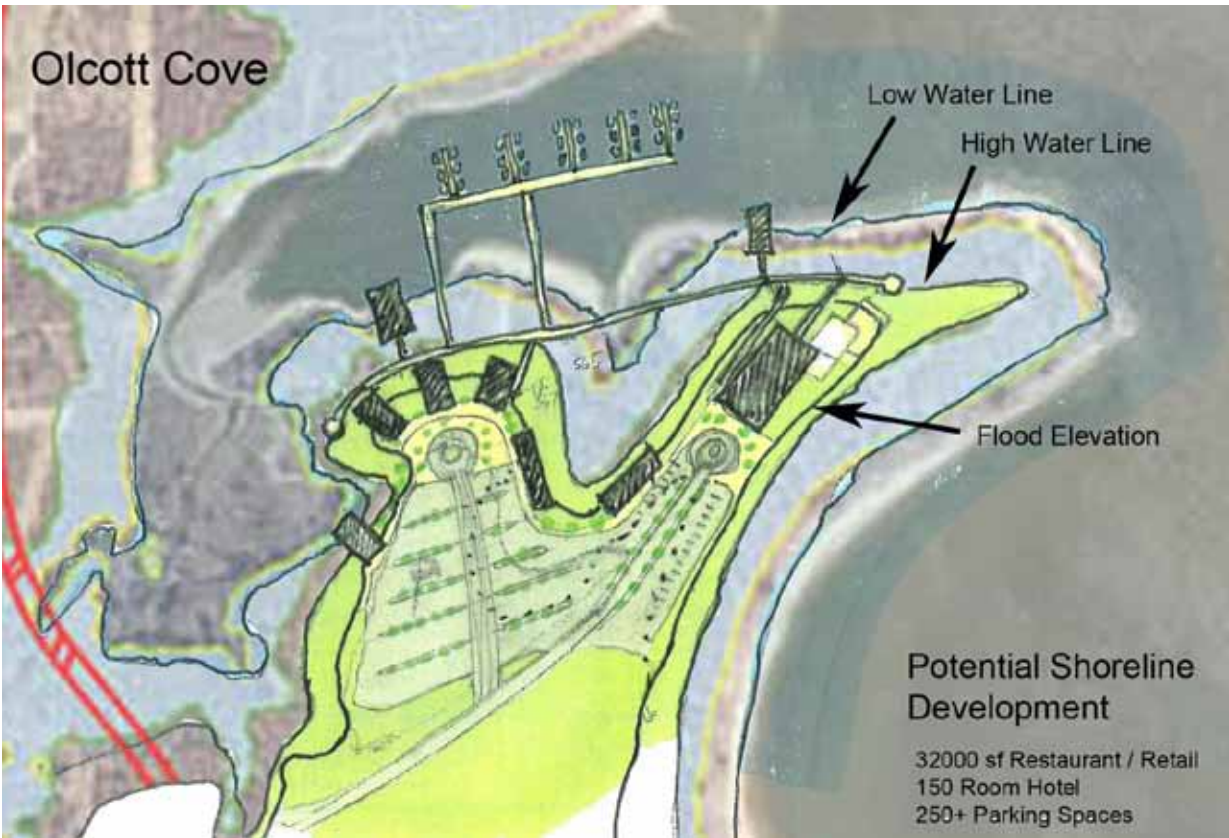
Roadway Cross Section



Option 1



Option 2



Development Options

FRONT AND CENTER

PARK AND STREETSCAPE IMPROVEMENT

Front Street and Center Street

The City owns park property along the Union Pacific rail line in downtown Arlington near the intersection of Front and Center streets. Plans have been in the works for about a decade to do something with the land, but the AUDC took the project a step further. Recently, development in the area has put pressure on availability of off-street parking. In addition, activation of the empty park space is key to creating a vibrant downtown destination. The AUDC completed a land-use and parking analysis of a built-out scenario along Front Street to determine how much parking was needed. Then, an on-street parking plan was created to demonstrate the number of available on-street parking spaces that could be created via striping. In addition, the AUDC created a three-part park design for the vacant park property, incorporating the themes of Cultural Space, Civic Space, and Natural Space. The entire development proposal will help to create an active, thriving Front Street with excellent streetscape design and quality public space to connect this part of Downtown to Abram Street and UTA to the south. The first phase of the project, the on-street parking plan, will be implemented in Fall 2011.



Legend
Land Use
Commercial/Retail
Public/Open Space
Cultural
Residential
Public Parking
Business Parking

Existing Downtown Parking
Public Lot Spaces

Front Street Lot	60
Public Library	130
City Hall	75

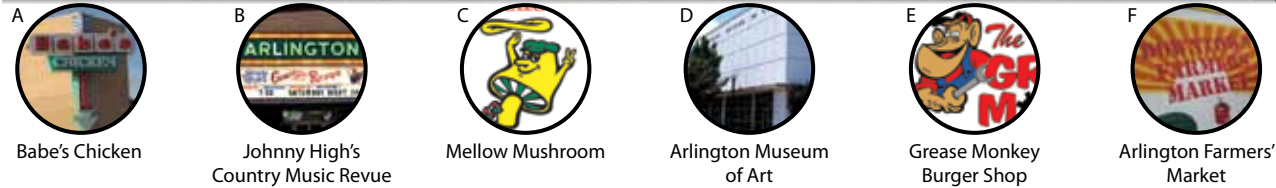
Striped On-Street Spaces

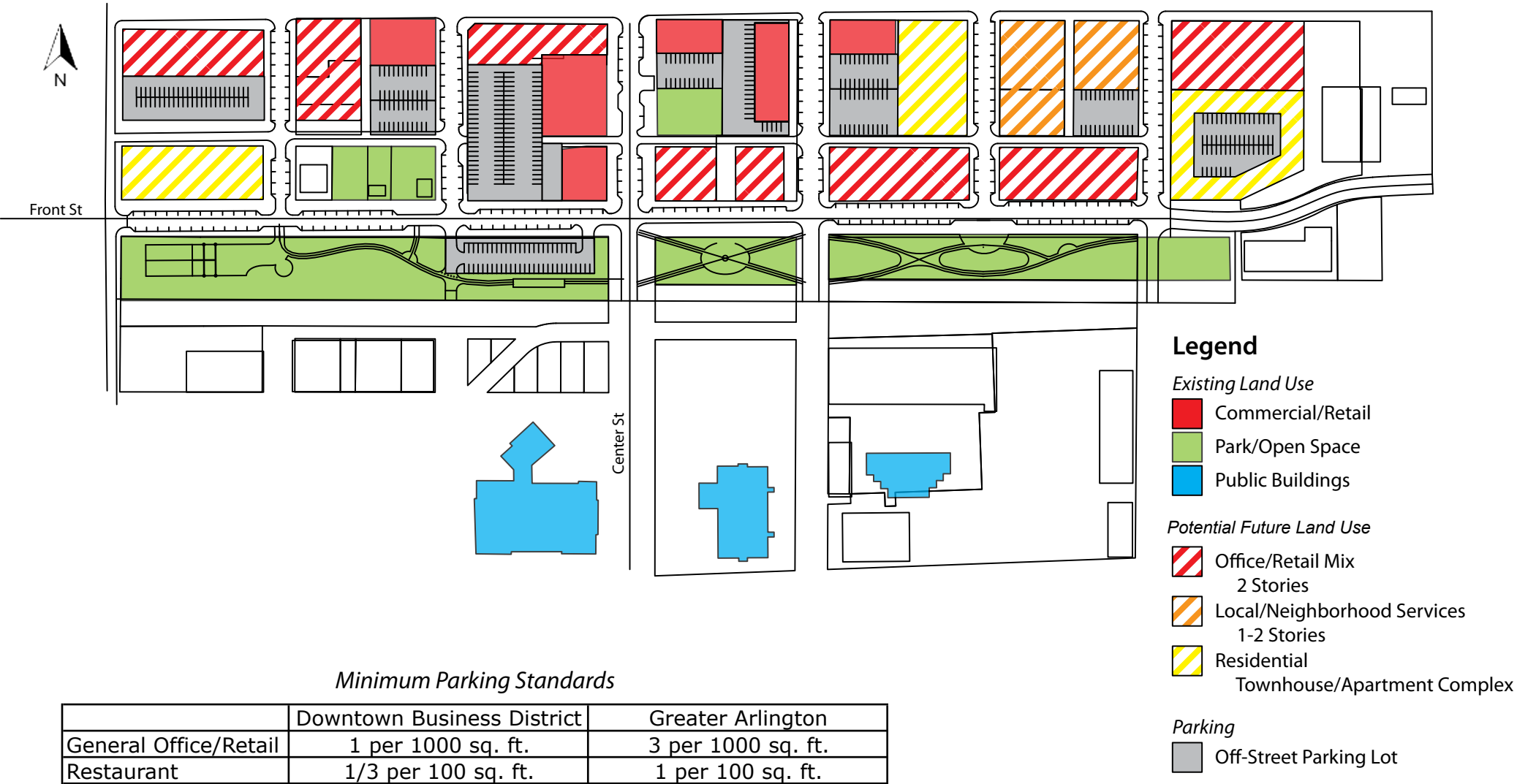
Front St	31
Center St	44
Mesquite St	25

Business Lot Spaces

Babe's Chicken/ Mellow Mushroom	90
Vandergriff Town Center	75

**Total Estimated Parking
530 Spaces**





Built out Scenario - Land Use and Parking Requirements



Number of proposed on-street parking spaces:
Front St: from Center St to Mesquite St
Center St: from Division St to Front St

45



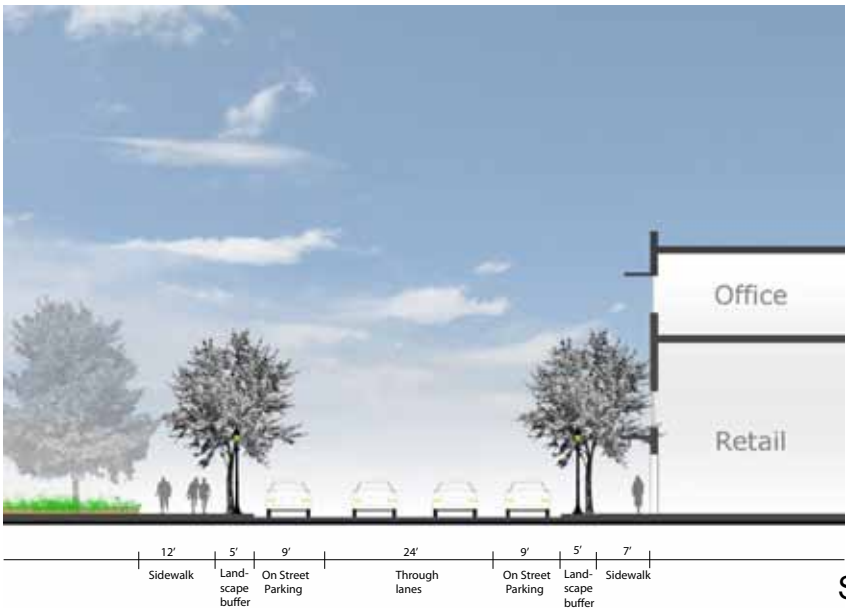
Number of proposed on-street parking spaces:
Front St: from Pecan St to Center St
Pecan St: from Division St to Front St

35

Parking Lot : 52



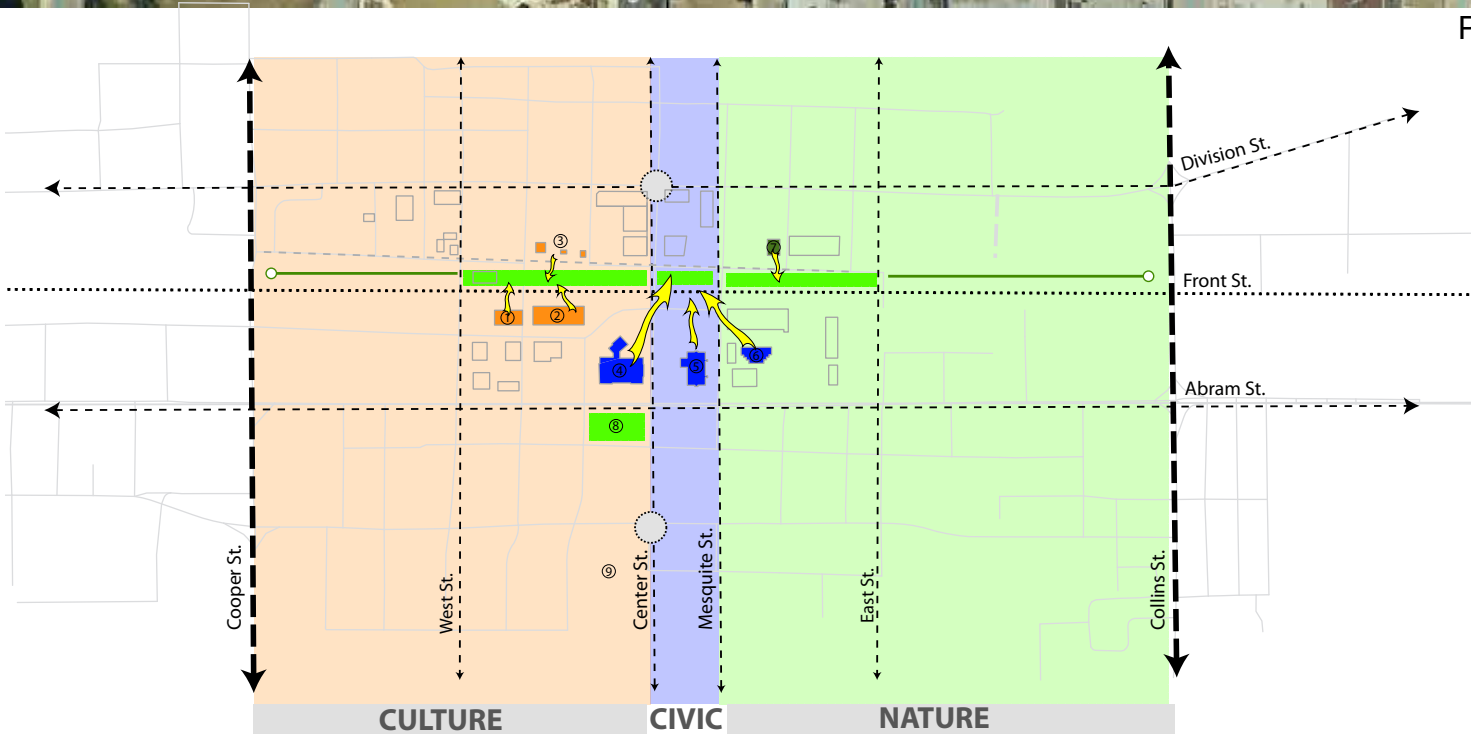
Sample Block - On-Street Parking Inventory



Streetscape Design



Proposed Master Plan



Legend

Landmarks

- 1. Arlington Theater
- 2. Arlington Museum of Art
- 3. Knapp Heritage Park
- 4. City Hall
- 5. Arlington Public Library
- 6. Municipal Office Tower
- 7. Arlington Farmers' Market
- 8. Levitt Pavilion
- 9. UTA College Park Center
- Lion Head Monument

Arrows indicate influencing elements of downtown in relation to the Front Street redevelopment

Site Analysis



Existing Train Platform



Proposed Train Viewing Pavillion



Natural Park



Viewing from Vandergriff Complex to Civic park



Cultural Park



Civic Park

212 EAST ABRAM

FACADE AND SITE IMPROVEMENT

212 East Abram Street

The owner of 212 E. Abram approached the AUDC for assistance with site circulation planning and improvements and a façade upgrade. The AUDC proposed developing the alleyway between 212 and 200 E. Abram into a pedestrian walkway to connect the Abram corridor with future development along South Street. The AUDC also proposed improved landscaping and on-street parking surrounding the building to give the site a more urban character. For the façade treatment, the AUDC suggested a corten steel awning and vertical elements to give more street presence to the building.



Existing Land Use

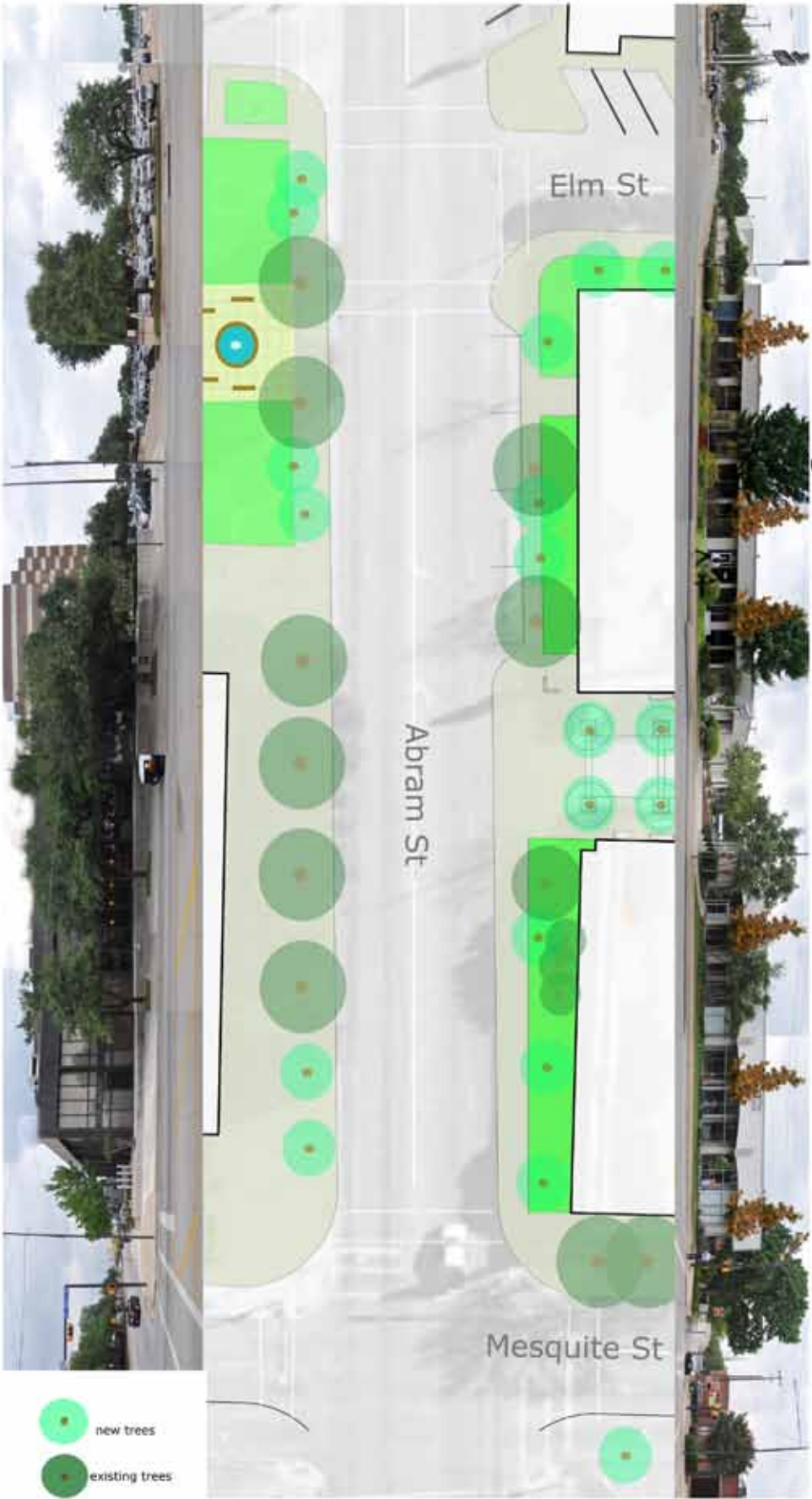


Proposed Site Plan



Municipal Office Tower

Pinnacle Corporation



Streetscape Proposal



Existing Conditions



After Proposed Improvements Pedestrian Walkway Design



Proposed Front Facade Improvement



Proposed Back Facade Improvement



LINCOLN SQUARE SHOPPING CENTER

FACADE AND SITE IMPROVEMENTS

400 North Collins Street

Centrally located in Arlington's Entertainment District, Lincoln Square is a 35-acre master-planned retail development built in the early 1980s. A booming success in its early days, the Square's popularity waned as newer retail developments were constructed in South Arlington. However, with the new developments in the Entertainment District, Lincoln Square is coming alive with new restaurants and shopping. The Square's management wanted a new look for two of the larger, gateway spaces within the development, and to create unique public spaces where people could gather, relax, or even enjoy in concerts and other entertainment. To that end, the AUDC dramatically redesigned a parking area and vacant parcel to accommodate pedestrians, landscaping, water features, and new retail. Additionally, the AUDC redesigned the main entryway to the Square from Collins Street, adding pedestrian elements and creating an iconic space to unify the development.



Site Location





Swamp Daddy Site plan Option 1



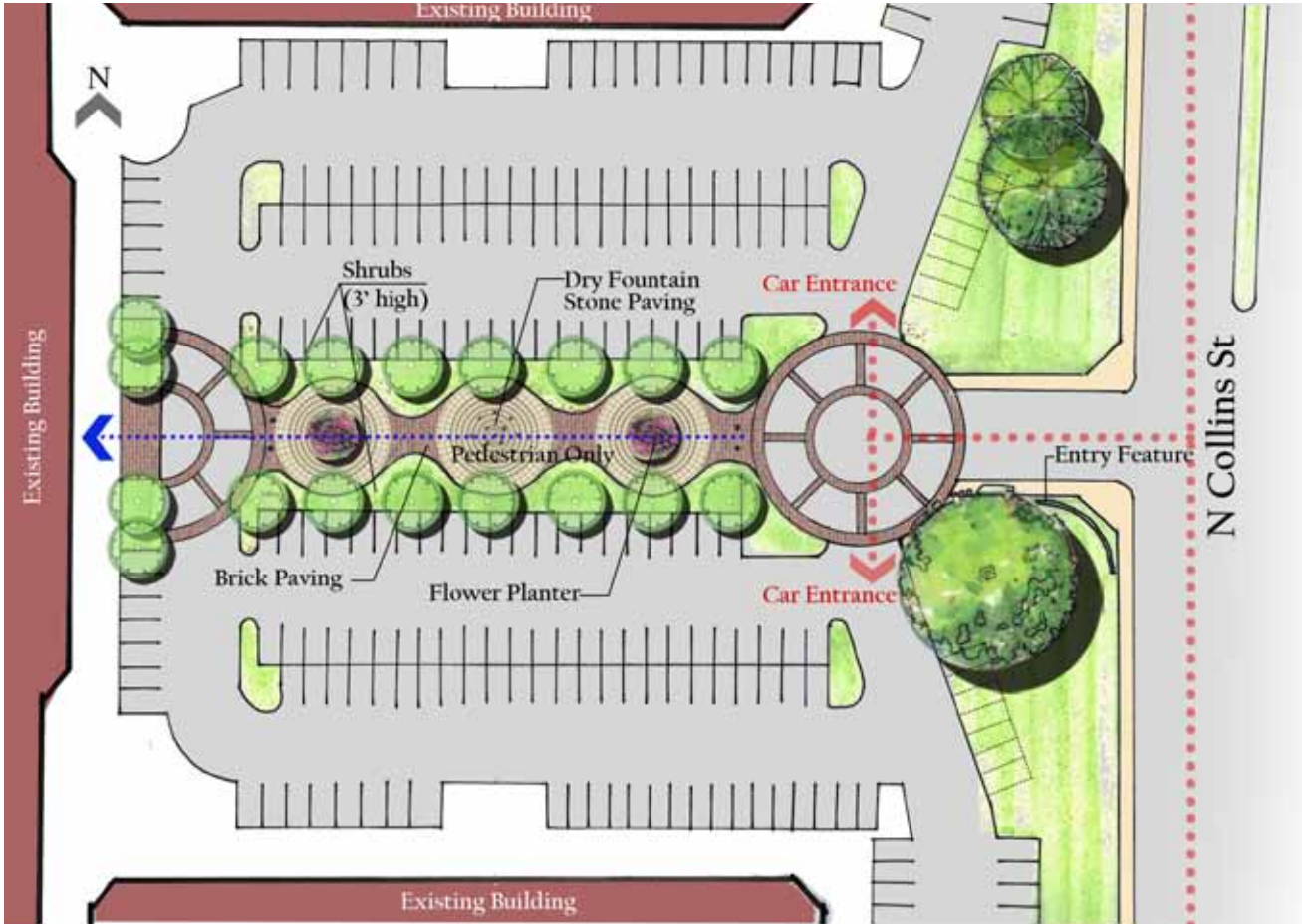
Swamp Daddy Site plan Option 2



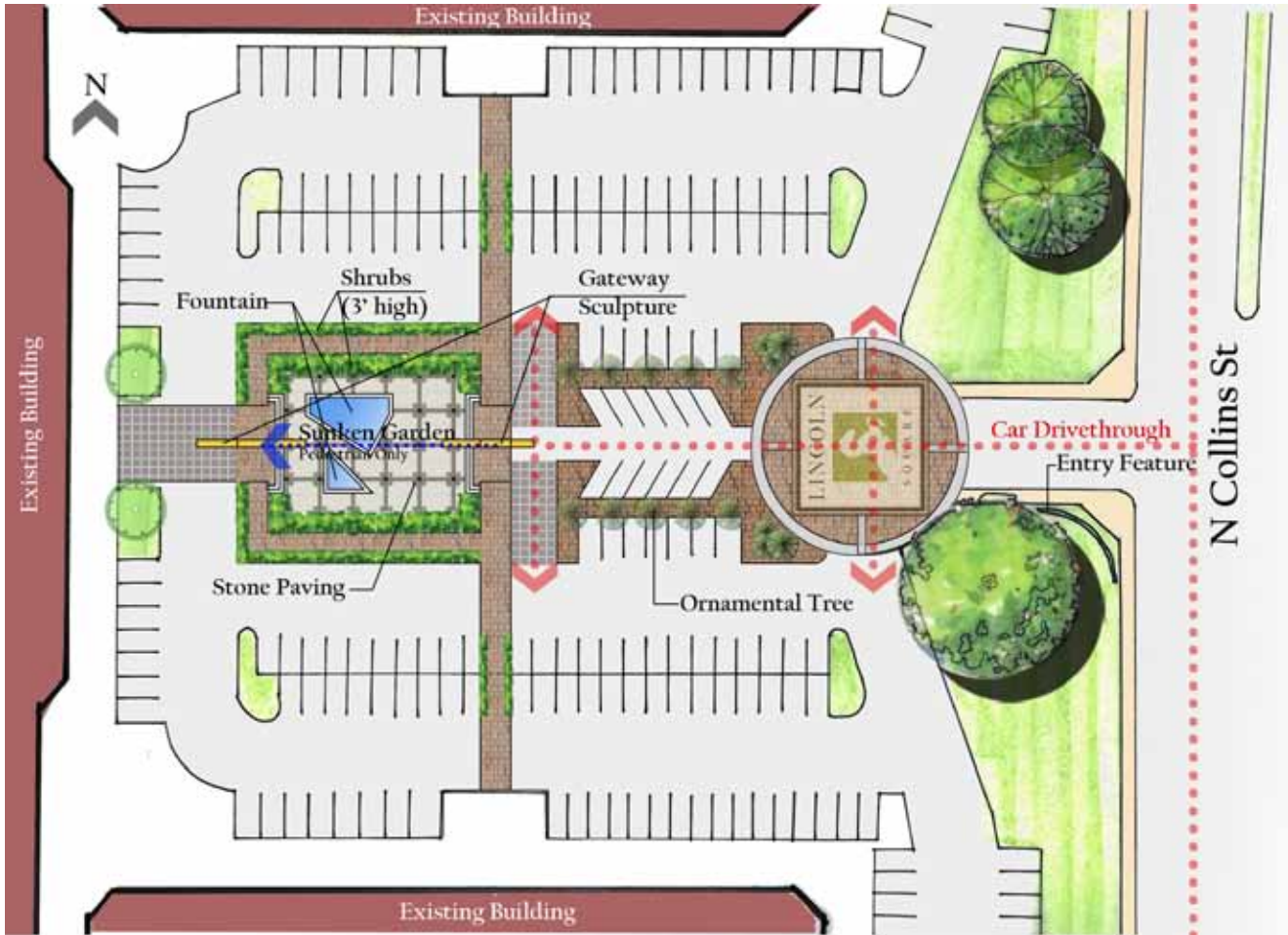
Swamp Daddy Facade Improvement Option 1



Swamp Daddy Facade Improvement Option 2



Steinmarts Site Plan Proposals Option1



Steinmarts Site Plan Proposals Option2



Reference Images

SOUTH COOPER YMCA

MASTER SITE PLAN

7120 South Cooper Street

The South Cooper YMCA asked the AUDC to develop a conceptual site plan for the rear portion of their extensive property near the intersection of Cooper and Harris. After an in depth analysis of an existing tree survey and drainage AUDC proposed a site plan which included 4 multi-sport playfields, a hiking trail, children’s playground, restrooms, campsites, a pavilion, an outdoor classroom for day campers, a ropes course, parking, and a community garden --- all carefully designed to disturb the least number of trees possible and work with the natural drainage on the site.



Site Location





Site condition



PAR Exercise Station



PAR Exercise Station



Trail Head



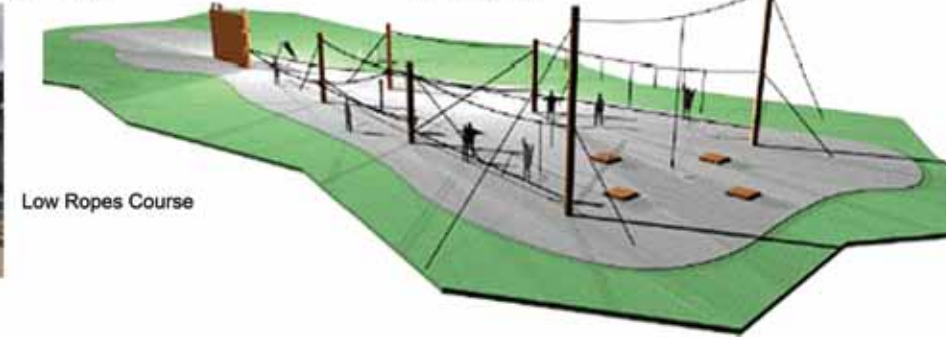
Camping Area



Trail



Pavilion



Low Ropes Course

Proposed Amenities



Master Site Plan

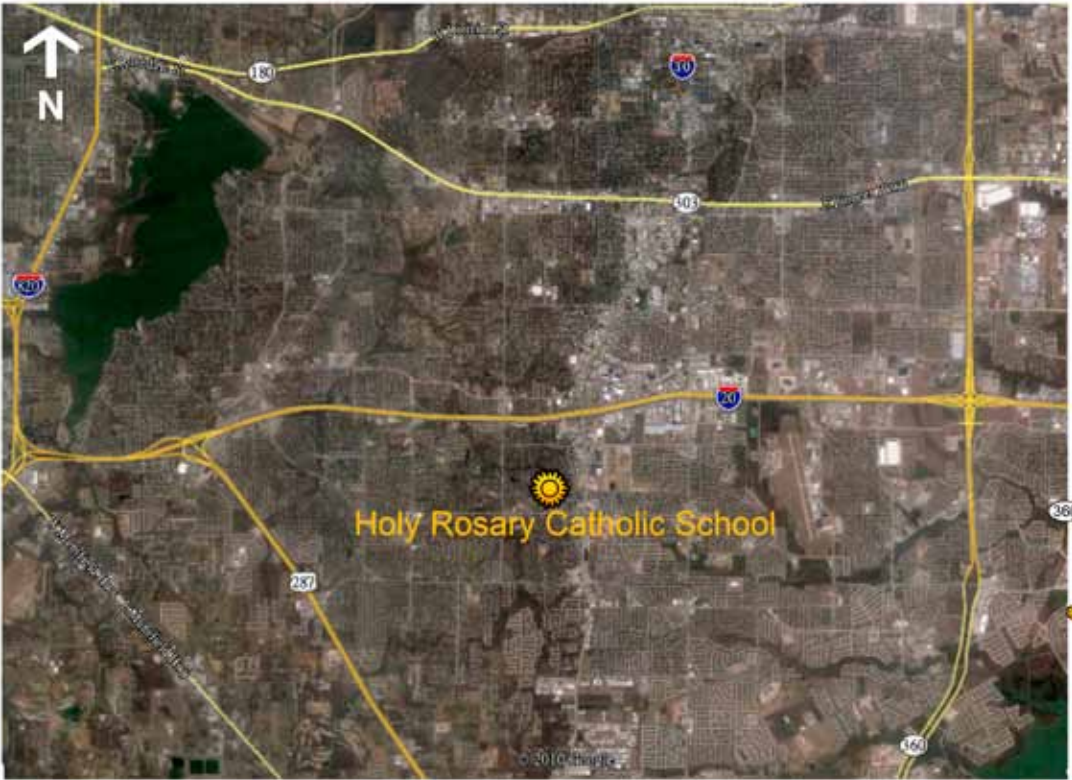


HOLY ROSARY CATHOLIC SCHOOL

SITE PLAN

2015 Southwest Green Oaks
Boulevard

Holy Rosary Catholic School, located in Southwest Arlington, desired a master site plan for the back portion of their property. The plan needed to include a soccer and football field, running track, baseball field, playground, garden, and outdoor classroom space. The AUDC worked in conjunction with engineers to determine proper siting for all the elements while maintaining optimum drainage. Two site plan options were prepared and presented to the school's advisory board.



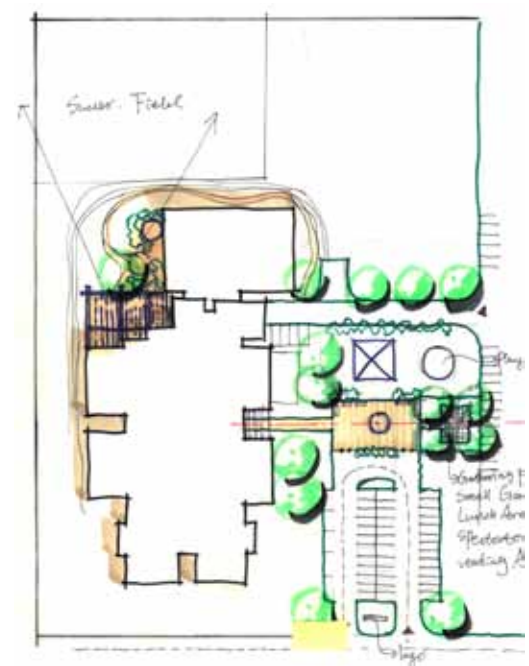
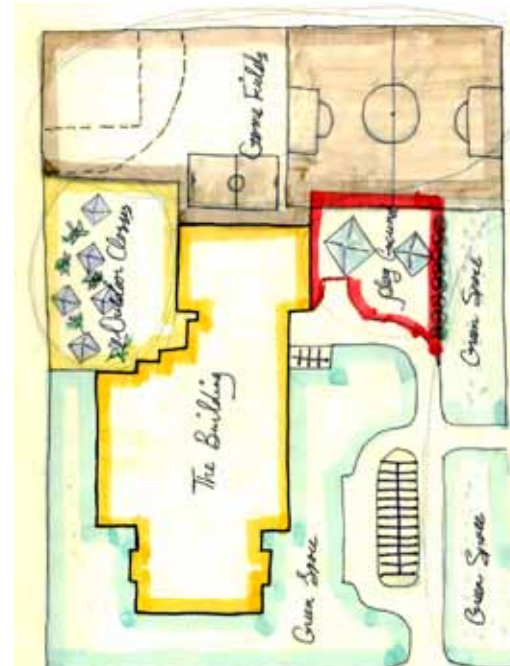
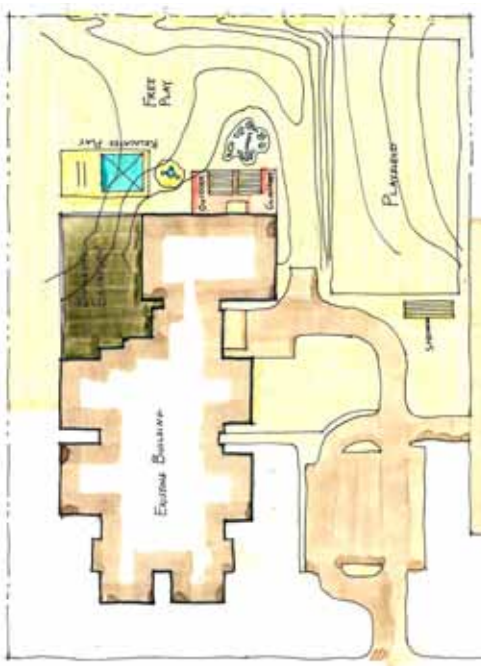
Site Location



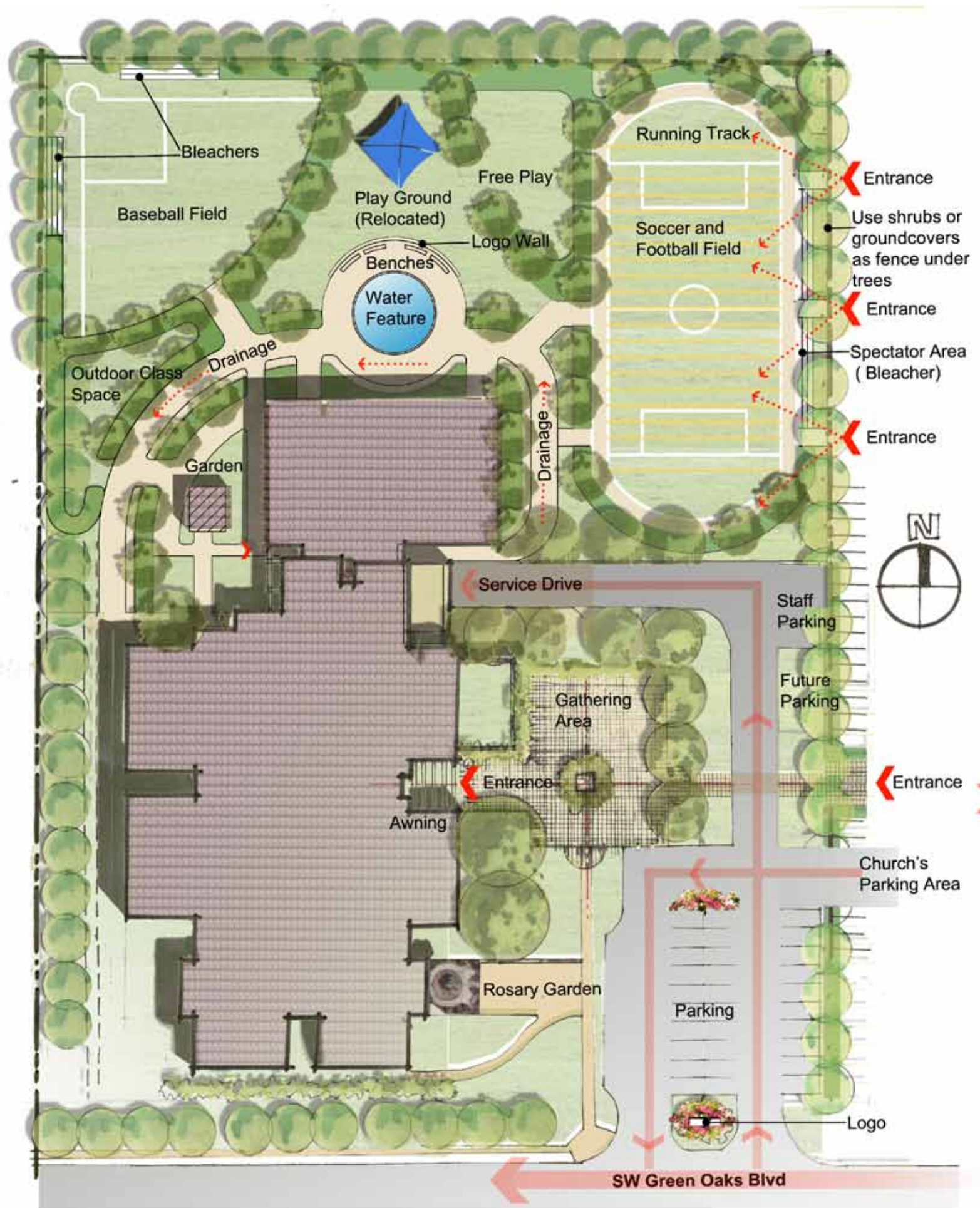
Site Condition



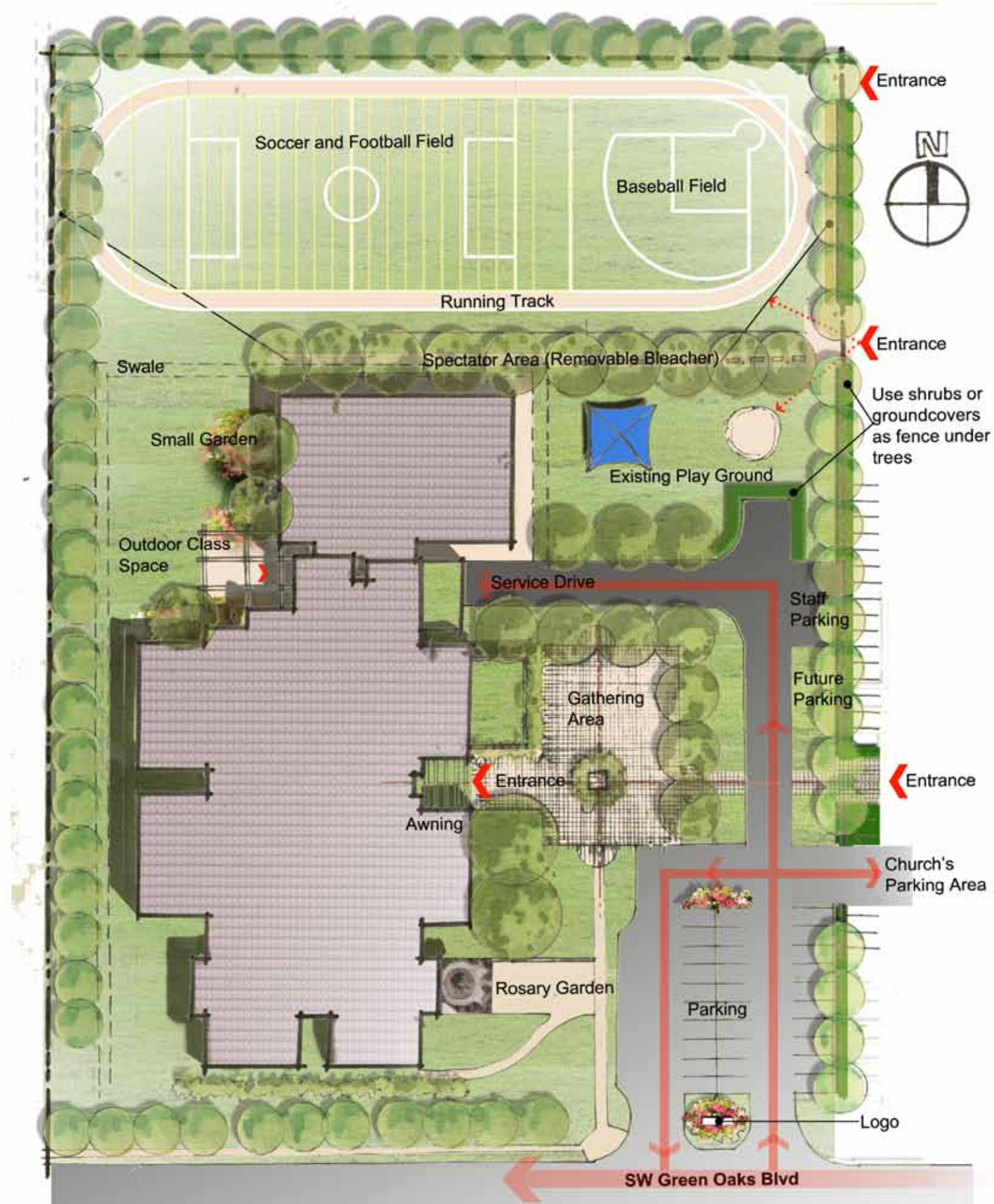
Site Conditions



Initial Concepts



Site Plan Option 1



Site Plan Option 2

ARLINGTON ANIMAL SHELTER

SITE PLAN

950 Southwest Green Oaks
Boulevard

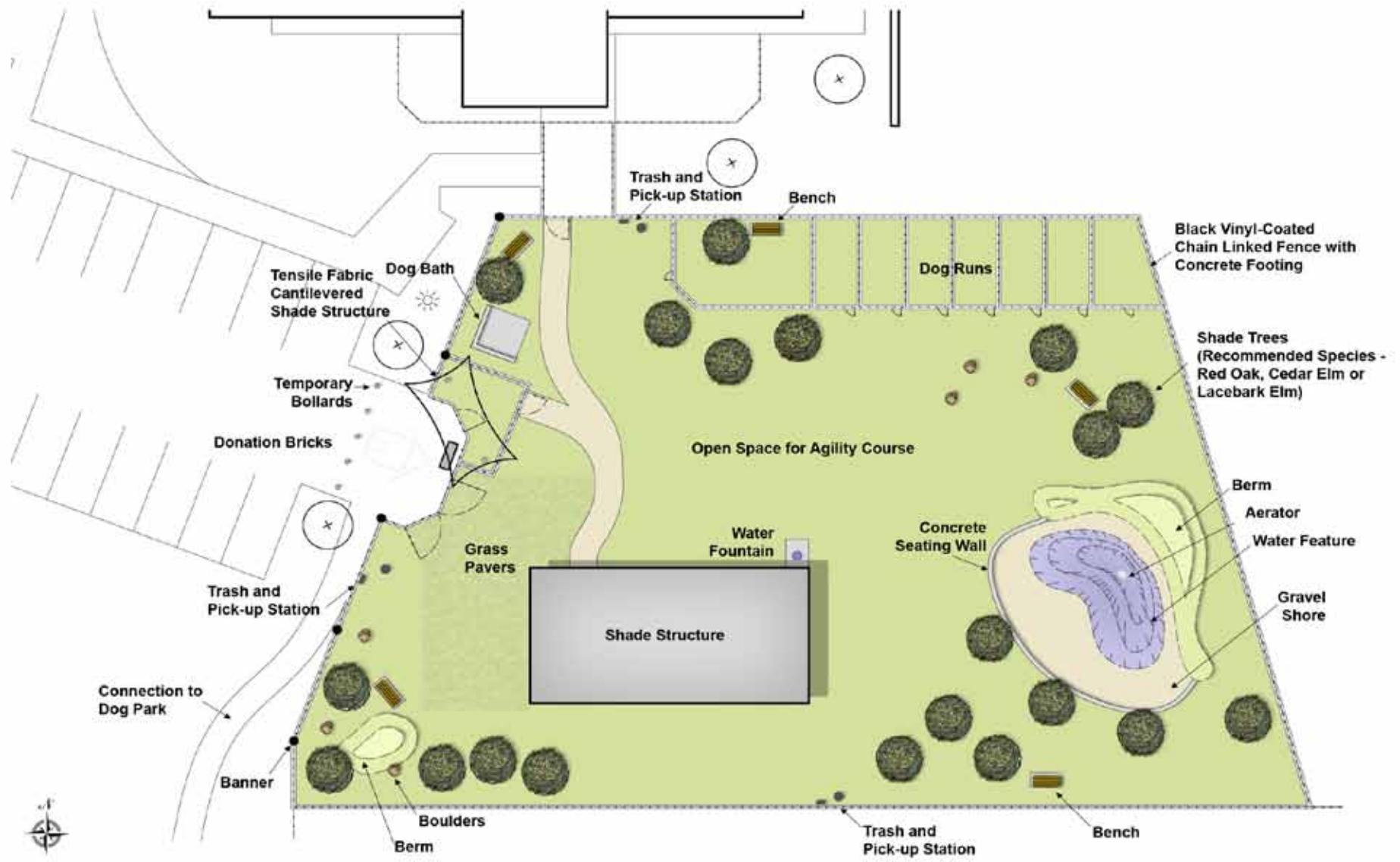
The City of Arlington constructed a new Animal Shelter in South Arlington which opened in 2010. The facility includes a public dog park, but the shelter was interested in developing a section of property in between the shelter building and dog park as an outdoor recreation area for shelter dogs. The AUDC designed a site plan that included shade structures, water fountains, dog runs, an agility course, and landscaping.



Site Location



Site Conditions



Site Plan



Proposed Amenities



CHAMPIONS' TRAIL at RICHARD GREENE LINEAR PARK

MASTER LANDSCAPE PLAN

1601 East Randol Mill Road

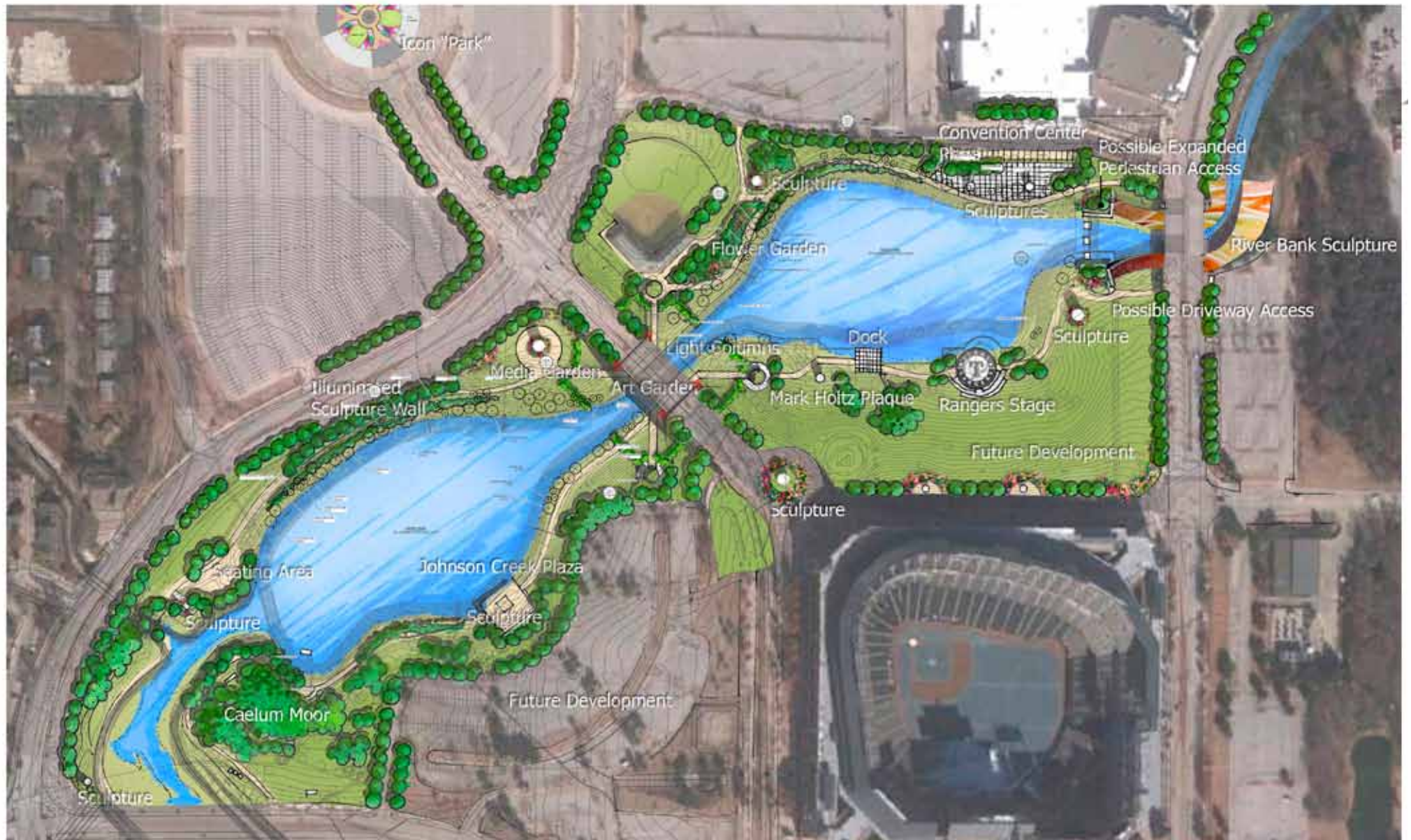
Richard Greene Linear Park, along the banks of Johnson Creek in the heart of the Entertainment District, is an important link between Rangers Ballpark and Cowboys Stadium. The park has recently received landscaping upgrades and is the site of the Caelum Moor artwork installation. The City of Arlington Parks Department asked the AUDC to design a master plan for the park, to include a trail system and series of landscape improvements and public art spaces to create a unique, iconic public space within the Entertainment District.



Site Location



Site Condition



Site Plan



Perspective of Trail System



Day time View



Night time View



ARLINGTON HOUSING AUTHORITY

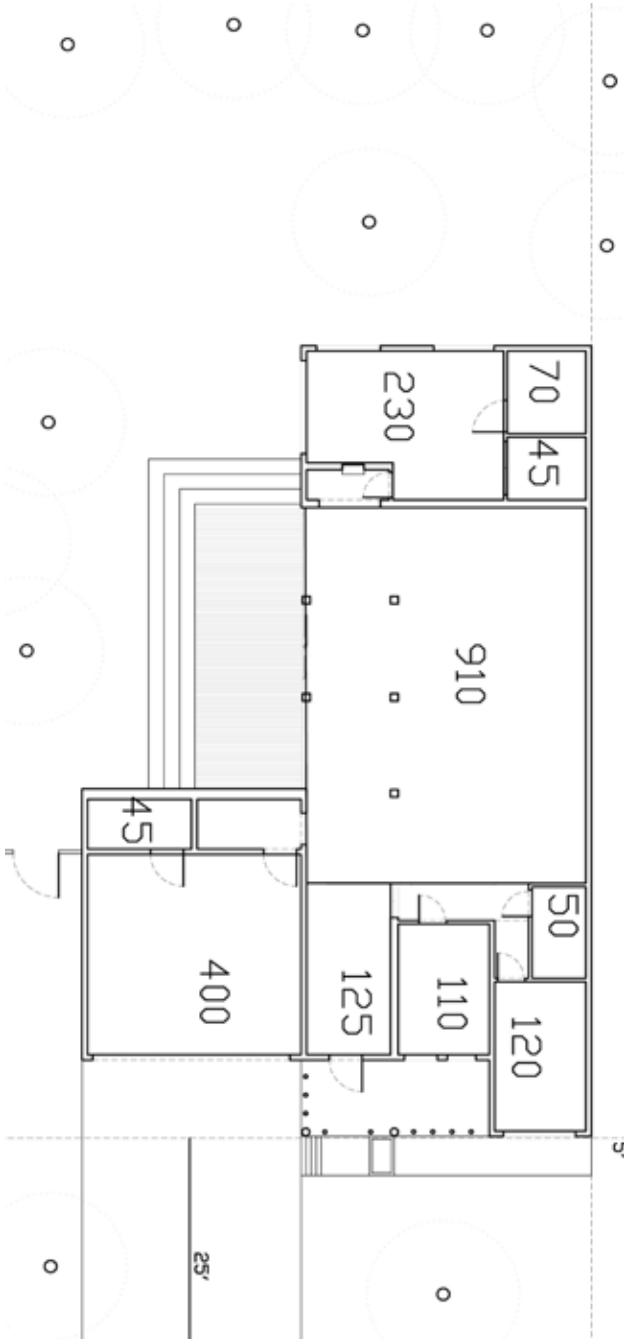
SUSTAINABLE HOME DESIGN

1602 Browning Drive
3107 Selfridge Drive

The Arlington Housing Authority acquired two properties in East Arlington on which they wanted to develop two very different types of housing, incorporating as much 'green' technology and sustainable design as possible within a \$300,000 budget.

At 3107 Selfridge, the AUDC designed a family foster home for young pregnant women and mothers with infants. Within the 2400-square foot living space, the AUDC designed 5 bedrooms, 2.5 baths, a kitchen, dining room, living room, office, and utility room. The designers took care to place the building on the site to take advantage of passive solar heating and wind direction. In addition, a roof garden with a water collection system provided a private outdoor space for the upstairs residents. In the backyard, a combination of wooden patio and play space made for an inviting place for children to play, and the landscape design for the property used sustainable xeriscaping.

At 1602 Browning, the AUDC designed a 1500-square foot single family home with 3 bedrooms, 2 baths, a kitchen, dining room, and living room. Again, optimum siting was used to take advantage of passive solar heating. The home was designed with a pier and beam foundation to reduce the overall cost of the building, and a water collection system was designed to water the natural landscaping.



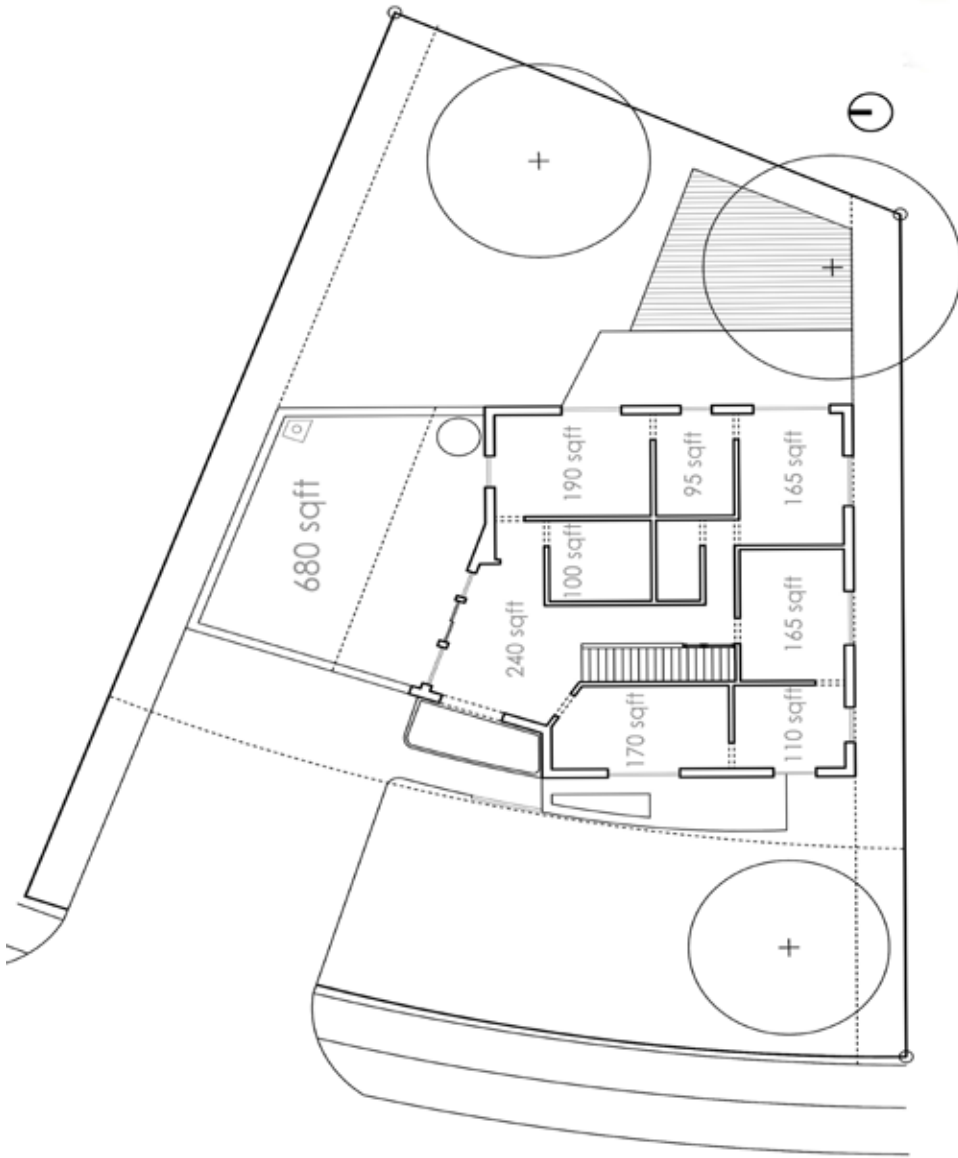
Floor Plan



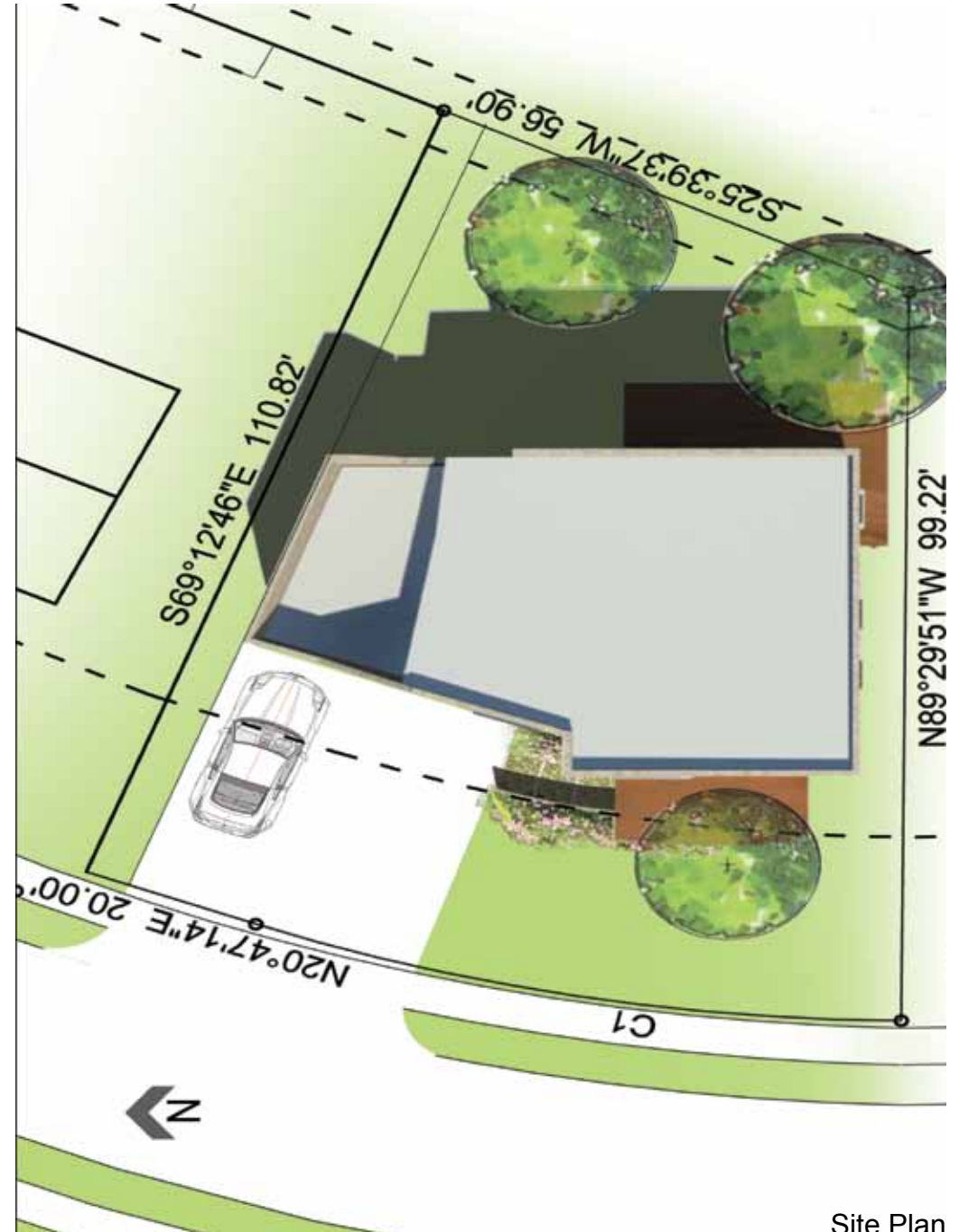
Site Plan



1602 Browning



Floor Plan



Site Plan



3107 Selfridge



MONROE STREET TOWNHOMES

SUSTAINABLE HOME DESIGN

800 West Abram Street

The Tarrant County Housing Partnership (TCHP) sought the AUDC's assistance in designing an affordable townhome development near the University of Texas at Arlington and Downtown Arlington. The AUDC's approach included research and design of sustainable infrastructure, including:

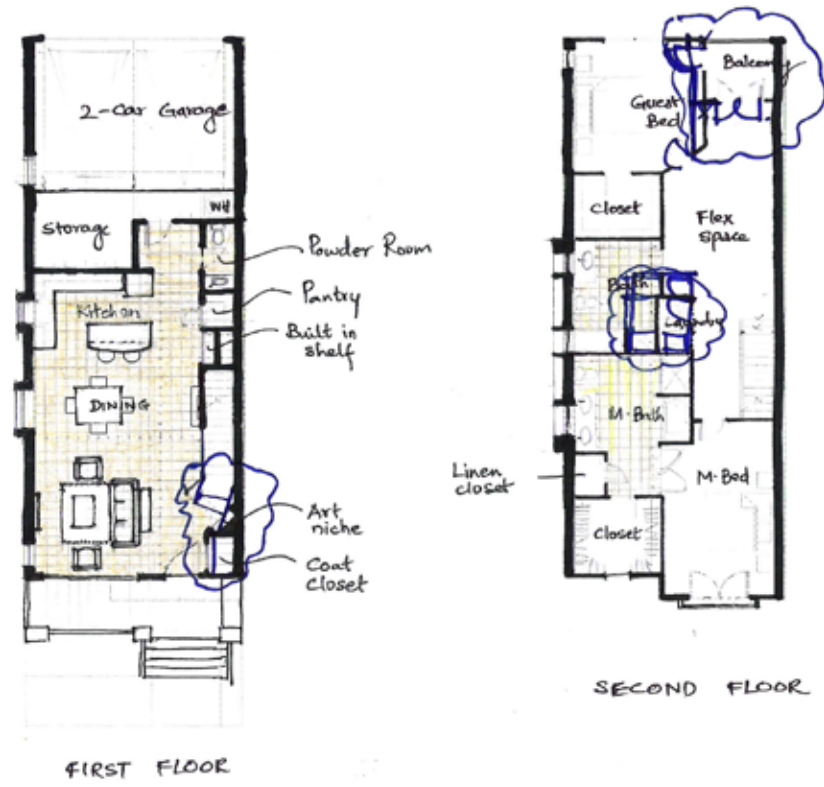
- a low maintenance and low heat gain masonry exterior finish
- sustainable interior finishes such bamboo flooring and reclaimed materials.
- using low water usage fixtures and energy efficient appliances
- creating more green space with low maintenance native plantings, tree preservation
- orienting the facades with more transparency towards the north capture natural indirect light throughout the year
- extremely efficient, urban siteplan layout addressing the street without parking in front and with 60% less asphalt
- water retention /scupper /rain garden schemes for runoff and demonstration purposes.



Site Plan



Site Location



Initial Concepts



Perspective



FIRST FLOOR



SECOND FLOOR



North Elevation



East Elevation

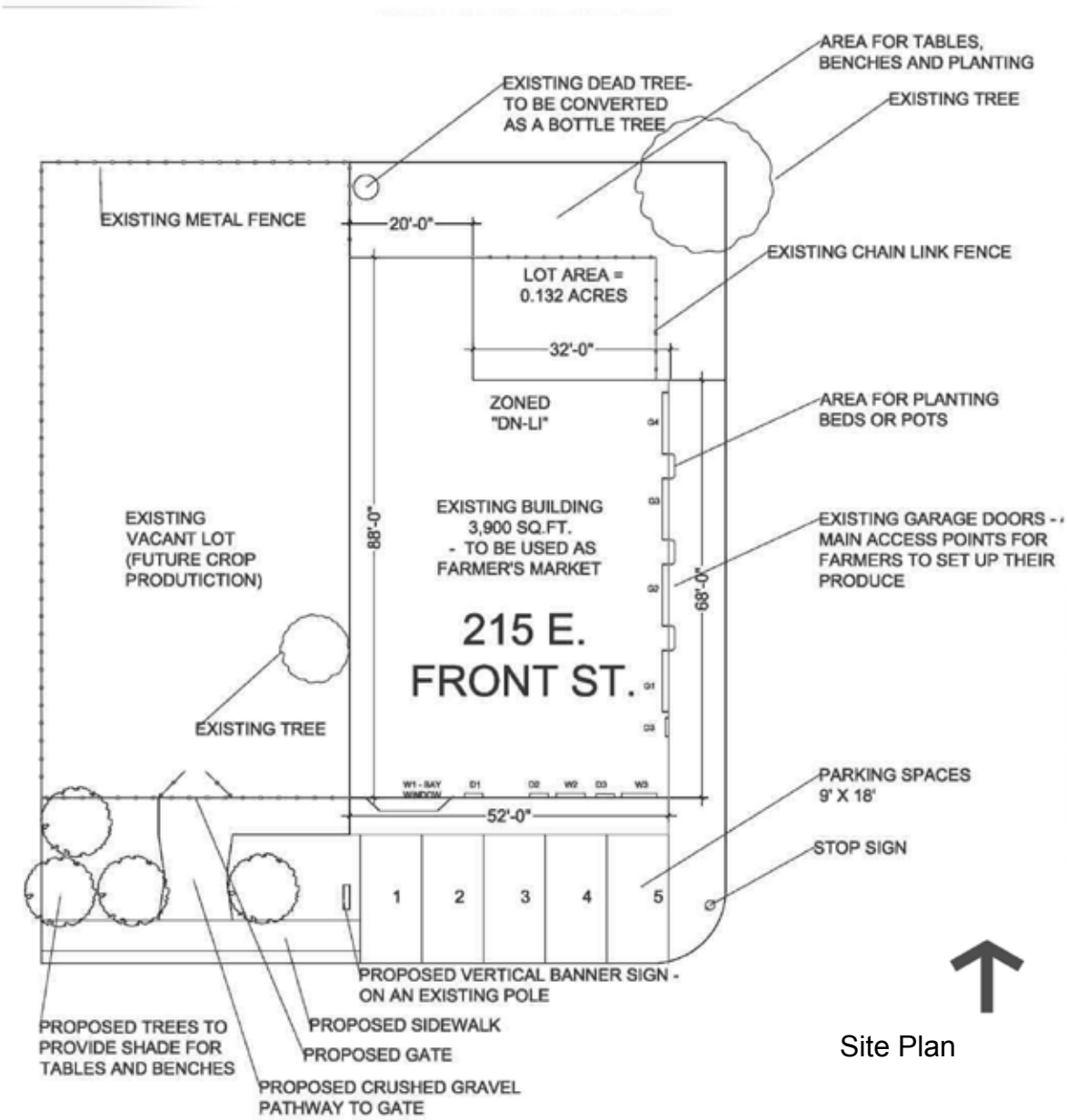


ARLINGTON FARMERS' MARKET

FACADE AND ENTRY IMPROVEMENT

215 East Front Street

The Downtown Arlington Farmers Market is a vendor-supported local community market that is open every Friday and Saturday from 8am-1pm, featuring a variety of locally-grown produce and handmade crafts and goods. Situated in front of an old, industrial building, the market desired a new look for their surroundings. The AUDC designed a new, high-impact, fun façade for the building that gave the area new life.



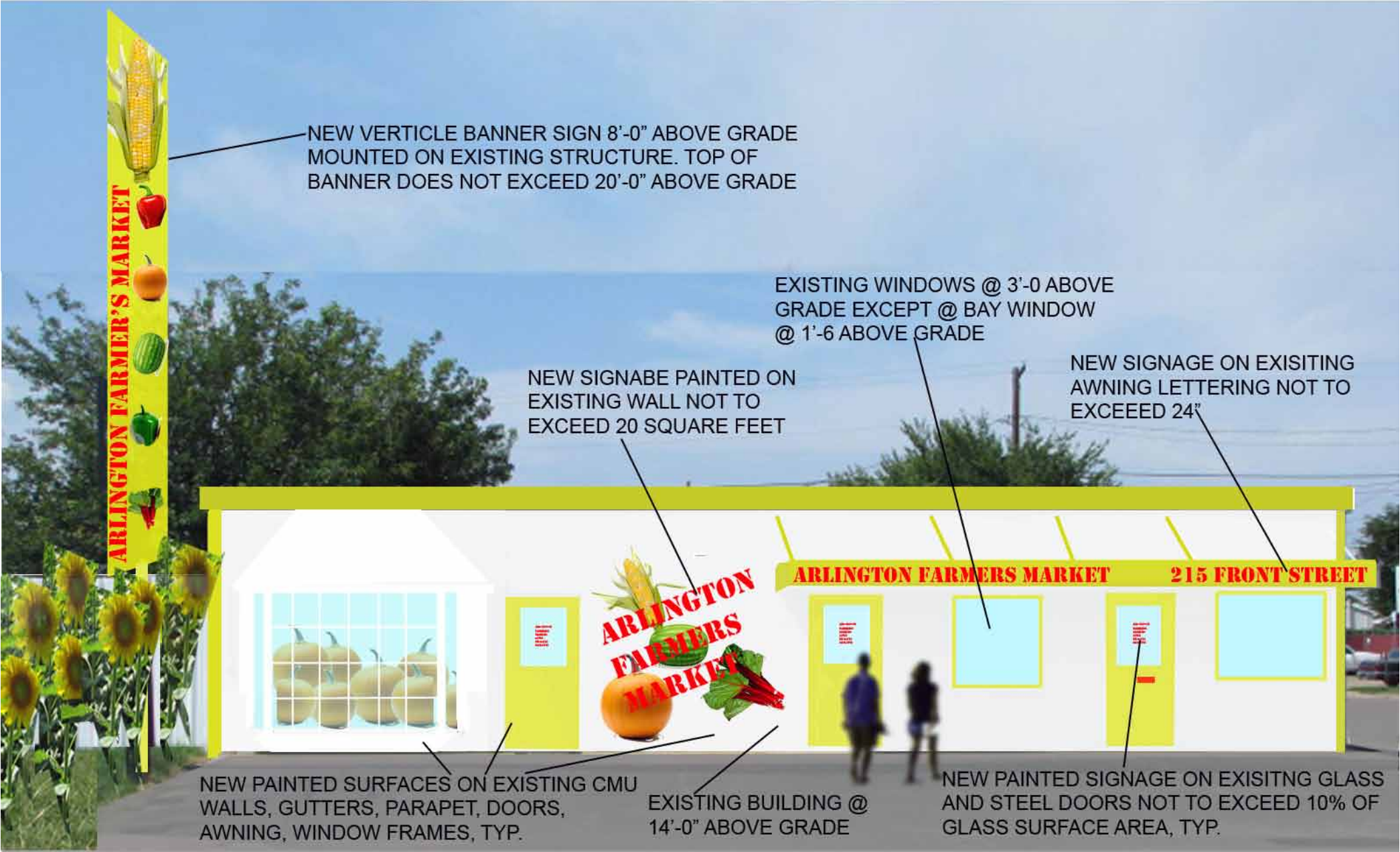
Site Plan



Site Location



Existing Conditions



Facade Improvement



Facade Improvement Details



East Elevation

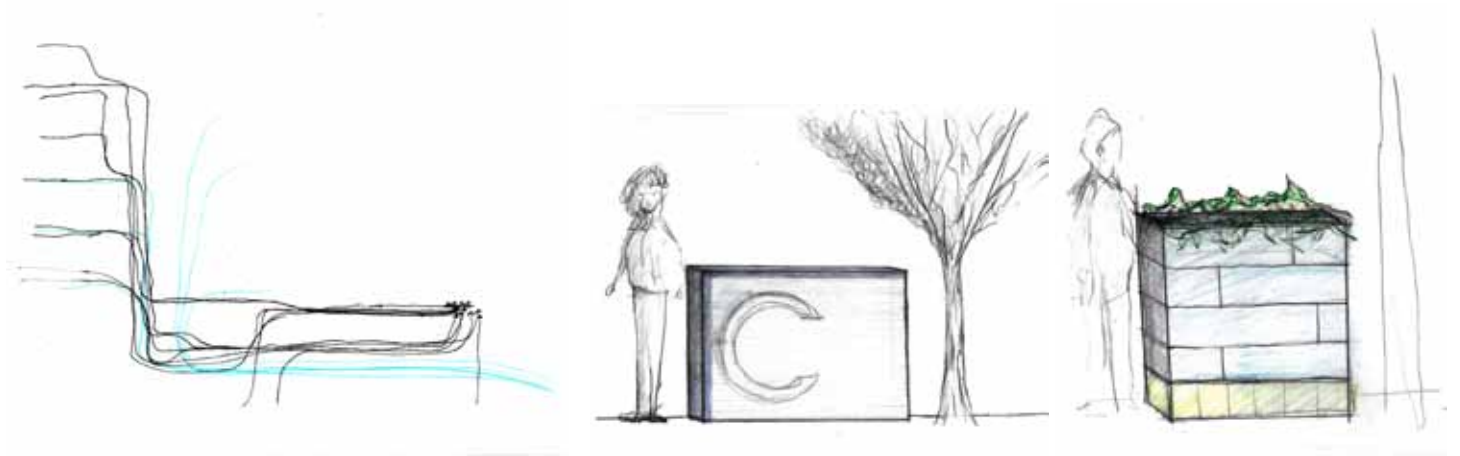


ARLINGTON CONVENTION CENTER

ENTRYWAY IMPROVEMENT

1200 Ballpark Way

Situated in the heart of the Entertainment District, the Arlington Convention Center is nestled among Rangers Ballpark in Arlington, Cowboys Stadium, Six Flags Over Texas, Six Flags Hurricane Harbor, and Arlington's finest hotels and restaurants. In this project, the Convention Center desired a new look for their entryways--particularly the west entryway, as visitors parking in the main parking lot were greeted with the inhospitable look of truck bays and loading docks. The AUDC designed landscaping and signage improvements for the north entryway, and landscaping, façade, pedestrian, and vehicular circulation improvements for the west entryway.



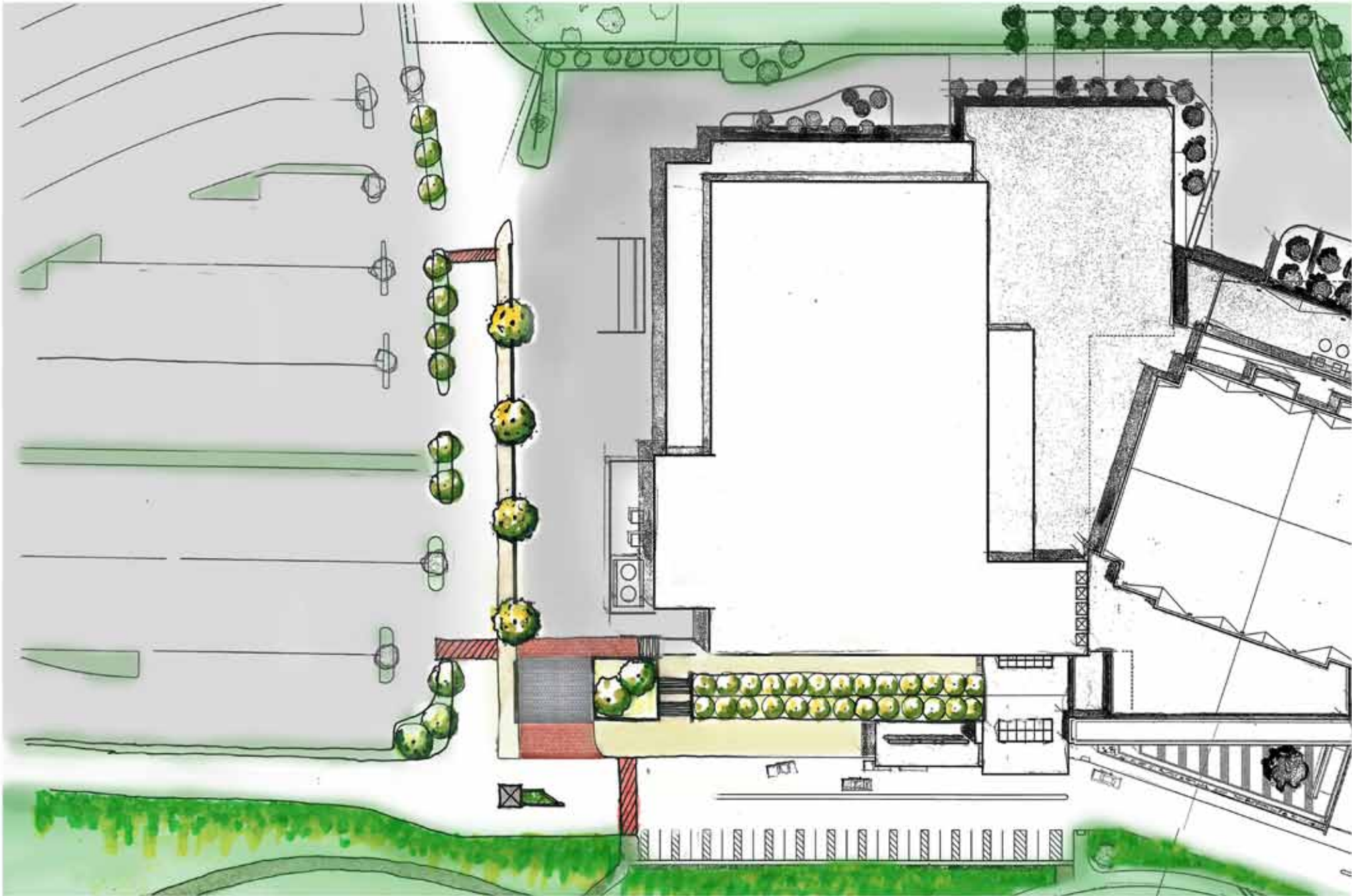
Initial Concepts



Existing Conditions



West Entryway



Site Plan



West Entryway



Wall Section Detail



Japanese Aralia
Shade tolerant shrub, middle size, both sides
Making blank wall more interesting

Move the name to front wall
Easy to identify

Small size sculpture
Creating human scale environment

Relocate trash cans
Make room for posters

North Entryway



Move the name to front wall
Easy to identify

Japanese Aralia
Shade tolerant shrub, middle size, both sides
Making blank wall more interesting

Mountain Pea
Native, Evergreen, Purple flower in spring
Shade tolerant ground cover



Relocate trash cans
Make room for posters

North Entryway

With support from:

2011 AUDC Interns:

Drew Brawner

City and Regional Planning

Jon Holden

Architecture

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Samane Khoini

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Arlington Urban Design Center

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For information or to submit a project, call:

(817) 459-6653

Hours of Operation: Monday through Thursday 9 a.m. - 2 p.m.

